



## **19 Frimley Drive, Little Horton, Bradford, BD5 9EP**

**\*\* INNER TOWN HOUSE \*\* POPULAR RESIDENTIAL AREA \*\* SCOPE TO CREATE ADDITIONAL ACCOMMODATION (Subject to permissions).**

Viewing is strongly advised. WE feel this will appeal to first time buyers/young families. Briefly comprising: entrance vestibule, lounge, dining kitchen and basement area. Two good size bedrooms and house bathroom. Externally are pleasant gardens to the front (could be utilized as off road parking) and enclosed gardens to the rear.

**Asking Price £140,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 19 Frimley Drive, Little Horton, Bradford, BD5 9EP

## ENTRANCE VESTIBULE

### LOUNGE 13'7" x 14'8" (4.14m x 4.47m)

Good size reception room with feature fireplace

### DINING KITCHEN 13'7" x 9' (4.14m x 2.74m)

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer, oven hob and extractor, plumbing for washer. Access to the basement

**BASEMENT** A great storage area with power and light

**FIRST FLOOR** Landing area with loft access

### BEDROOM ONE 13'7" x 13'2" (4.14m x 4.01m)

Large master bedroom

### BEDROOM TWO 10'1" x 7'5" (3.07m x 2.26m)

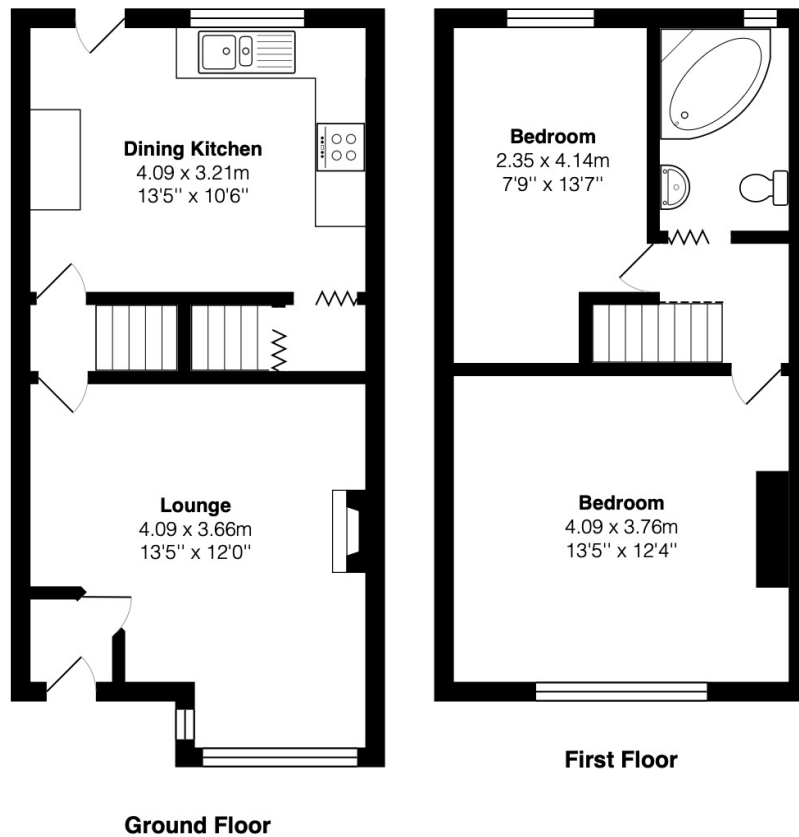
**BATHROOM** Three piece bathroom with shower over bath, sink and w/c

**OUTSIDE** Gardens to the front which could be utilized as off road parking (subject to permissions), Enclosed pleasant gardens to the rear.

**BUYER DISCLAIMER** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 66.9 m<sup>2</sup> ... 720 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark